

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR GREGORY D. HARTWIG
VICE-CHAIR MARLENE C. HURD
COMMISSIONER JANNY CASTILLO
COMMISSIONER ANNE E. GRIFFITH
COMMISSIONER DONNA GRIGGS-MURPHY
COMMISSIONER LYNETTE JUNG LEE
COMMISSIONER BARBARA MONTGOMERY

Executive Director

Eric Johnson

In accordance with Article III, Section 1 and 2, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that the **Special Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

SPECIAL MEETING

Monday, February 11, 2019, 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1512 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.



AGENDA
Special Meeting
February 11, 2019
6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Approval of Minutes of the Special Meeting of December 10, 2018.
- IV. Old or Unfinished Business:

None.
- V. Modifications to the agenda
(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.
- VI. New Business:
 - A. Public Hearing on the proposed Oakland Housing Authority Fiscal Year 2020 Making Transitions Work (MTW) Plan.
 - B. Consideration of a resolution approving changes to the Oakland Housing Authority's Housing Choice Voucher Administrative Plan.
 - C. Consideration of a resolution approving changes to the Oakland Housing Authority's Admissions and Continued Occupancy Policy for public housing units.
 - D. Consideration of a resolution authorizing the Executive Director to execute a Fee Agreement with RAMP that will provide the Authority a single administrative fee of \$100,000 each year that RAMP receives developer fee in excess of \$100,000 for any project.
 - E. Consideration of a resolution authorizing the Executive Director to

negotiate and execute documents required for the disposition and the financing of the rehabilitation of Oak Grove North and South through the lease of land and sale of improvements to Oak Groves Senior Housing LP, a Seller carry-back loan, sponsor loan and related financing documents and authorizing the withdrawal of OHA Development LLC as initial Limited Partner of Oak Groves Senior Housing LPs.

F. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with the option to extend for four additional one-year Option Terms, with Macias, Gini's & O'Connell, LLP, in the combined amount not to exceed of \$1,210,909 over the five year period, for financial auditing services.
2. Consideration of a resolution approving the Oakland Housing Authority's Americans with Disabilities Act, Anti-Discrimination & Harassment, and Reasonable Accommodation Policies.
3. Consideration of a resolution authorizing the Executive Director to execute contracts with Millenium, Sharebeck Consulting, and CPS HR Consulting, in a combined amount not to exceed \$195,000 for the initial three-year term, and up to two additional one-year Option Terms in the combined amount not to exceed \$65,000 per year, for Authority staff development and training services.
4. Consideration of a resolution authorizing the Executive Director to purchase an insurance policy for Commercial Automobile Liability with the Housing Authority Insurance Group for the period of March 4, 2019 to March 4, 2020, and to make the annual premium payment in the amount of \$300,216.
5. Consideration of a resolution rescinding Resolution No. 4831 approved on July 23, 2018, and in its place approving the conditional award of thirty-nine (39) Section 8 Project Based Vouchers to the owner of the property sponsored by Oakland and the World Enterprises, Inc., for 7th and Campbell, and authorizing the Executive Director to execute a 20-year Project Based Section Award, with the option to extend for an additional 20-years.

6. Consideration of a resolution authorizing the Executive Director to execute a three-year contract with two additional one-year Option Terms with Nan McKay & Associates Inspections, LLC. to perform Housing Quality Standards Inspections, in the amount not to exceed \$462,900 per year for the initial three-year term, and \$476,787 for the First Option Term, and \$491,090 for the Second Option Term, if exercised.

G. Recognition of people wishing to address the Commission.

VII. Written Communications.

VIII. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

IX. Reports of Commission Committees.

X. Announcements by Commissioners.

XI. Adjournment to Closed Session.

CLOSED SESSION

Monday, February 11, 2019 following the Meeting

**In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.**

Purpose: Closed session pursuant to Government Code §54957(b)(1): Appointment, employment, and evaluation of performance of the Executive Director.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

By _____



Eric Johnson, Secretary